



**Town of East Bridgewater
ZONING BOARD OF APPEALS
175 Central Street
East Bridgewater, MA 02333
(508)378-1607 phone (508)378-1628 fax**

RECORDED
TOWN CLERK
20 MAR 5 PM 1:01

**MEETING SUMMARY – REGULAR MONTHLY MEETING
WEDNESDAY, DECEMBER 4, 2019**

Members Present:

☑ Robert T. Looney, Chairman – 8/1990
☑ Gerry Leavitt, Vice Chairman – 3/2006
O Kevin Marchant, Clerk 5/2019

☑ Gregg Heger, Alternate – 6/2012
☑ James A. Ross, Jr., Alternate – 7/2017
O Patrick Franey, Building Commissioner

**7:00 Public Hearing for a VARIANCE
Ridder Farm Inc./Ridder Generations, LLC**

Exhibit I – Compiled Plan of Land Franklin Street dated July 18, 2019 prepared by River Hawk Environmental and prepared for Ridder Farm, Inc.;

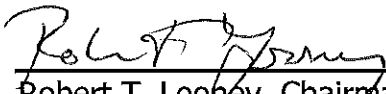
Exhibit II - Memo from the Town of Hanson Planning Board dated August 13, 2019 to Janelle Ridder Rotindi.

A public hearing was held in the large conference room in the EB Town Hall and was called to order at 7:05 p.m. Robert Looney, Chairman; Gerry Leavitt, Vice Chairman and James Ross, Jr., Alternate were present and sat on the hearing. Steve Corsaro, Attorney and Bob Rego, Professional Engineer, River Hawk Environmental were present and represented the Applicant. Janelle Rotondi, Applicant was also and spoke in favor of the application. **M/G. Leavitt, S/J. Ross to waive the reading of the public hearing notice, unanimously voted.** The applicant is requesting a **VARIANCE** as set forth under SECTION 6.A. Location, of the Town of East Bridgewater Zoning By Law to allow construction of a 60' X 40' office/garage/storage building located at 0 Franklin Street (Assessors' Map 95, Block 1579-1583), East Bridgewater (hereinafter referred to as the PROPERTY). Chairman wanted the record to show the application requested a Special Permit and the actual request is a Variance noting the application was advertised as a Variance not a Special Permit. The Chairman read into the record letter from Deputy Fire Chief Winsor, they had no issues but did advise the Department must be notified of the address number with the property having it's frontage in Hanson. Also, read into record Hanson Planning Board "Site Plan Layout Franklin Street". The Applicant is requesting to allow construction of a 60' X 40' office/garage/storage building. The proposed new structure to be located on a lot that contains 14,369 square feet with a 10 foot rear yard setback; 10 foot landscape setback from Franklin Street and a 10 foot front yard setback for the side yard of the paper road Soper Avenue as shown on Exhibit I. Close public hearing 7:25 p.m. **M/G. Leavitt, S/J. Ross, UNANIMOUSLY APPROVED to allow construction of a 60' X 40' structure on the lot with 14,369 square feet of area with the structure to come no closer than 10 feet from the rear property line and 10 feet from the front yard setback for the side yard of the paper street known as Soper Avenue and a 10 foot landscape setback from Franklin Street as shown on Exhibit I.** *please see decision for conditions*

**October 3, 2019, SPECIAL PERMIT - CONTINUED
350 West Street Family Trust, Owner/Applicant**

This public hearing was closed on October 3, 2019. Throughout its deliberations, the Zoning Board has been mindful of the statements of the applicant and his representative, and the comments and concerns of the abutters as made at the public hearing. Board members conducted site visits when their schedules permitted. Also spoke with the police and found no complaints. It was found the entrance to the property is Residence 3 and the back of the property where the buildings are located is zoned Industrial. **M/G. Heger, S/J. Ross UNANIMOUSLY APPROVED to GRANT the Application request for the SPECIAL PERMIT to allow construction of a 50' X 60' building and 30' X 90' addition to an existing building as shown on Exhibit I.** *please see decision for nay conditions*

**Other: Adjourn Wednesday, December 4, 2019 meeting at 8:15 p.m., M/G. Leavitt, S/J. Ross, Jr.
UNANIMOUSLY APPROVED**


Robert T. Looney, Chairman

3/4/2020

Date